

REMS 6.2

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SYSTEM ENHANCEMENTS AND MODIFICATIONS

RISK RATING

Problem Statement Screen

Section 1

Problem Statement

Property Risk Rating

Change Troubled Status

OPIIS Rating Details

Troubled Status:

Potentially Troubled

Last Date Status Changed:

2-24-2006

Updated By: JOHN DOE

OPIIS Risk Category:

Low

Last Date Risk Category Changed:

10-23-2006

Troubled / OPIIS Risk Disagreement Reason:

Information just received from owner. Have not received OPIIS update

Troubled / OPIIS Risk Category History

Under Portfolio Review: ☐ Yes ☒ No

Status vs Risk

REMS Troubled Status

Not Troubled

–

Potentially Troubled

–

Troubled

–

OPIIS Risk Category

Low

Medium

High

Change Troubled Status

New text field

Troubled Status

Troubled Status:

Potentially Troubled ▼

Last Date Changed:

02 - 24 - 2006 (mm-dd-yyyy)

Updated By:

John Doe

Troubled / OPIIS Risk Disagreement Reason:

Information just received from owner. Have not received OPIIS update

Open Root Problem Cause(s)/Mitigation Strategies

New section added to page – section 2

Open Root Problem Cause(s)/Mitigation Strategies

Add Underlying Problem

Initial Entered Date	Underlying Problem
<u>10/24/2006</u>	Existing management has been inadequate.
<u>09/18/2006</u>	Neighborhood conditions affecting occupancy/marketing.

Add Mitigation Strategy

Initial Entered Date	Recommended Mitigation Strategy
<u>09/18/2006</u>	Refinance/attract new capital.

Root Cause / Mitigation Strategy History

Add Underlying Problem

Root Cause/Underlying Problem

Entered Date (Initial): 09/21/2006

Root Cause/Underlying Problem:

Resolved or Closed Date:

 - - (mm-dd-yyyy)

Root Cause/Underlying Problem

- Poor initial underwriting–Unable to reach occupancy
- Overbuilding/excessive vacancies in market area
- Local economy has deteriorated
- Neighborhood condition affecting occupancy/marketing
- Existing management has been inadequate
- Aging property – Owner lacks capital
- Project is obsolete/market no longer exists

Add Mitigation Strategy

Recommended Mitigation Strategy

Entered Date (Initial): 09/18/2006

Recommended Mitigation Strategy: 

Resolved or Closed Date: - - (mm-dd-yyyy)

Recommended Mitigation Strategy

- Bring in new management
- Encourage new ownership
- Elicit city intervention
- Begin enforcement action
- Refinance/attract new capital

Root Problem Cause/Mitigation Strategy History

Root Problem Cause / Mitigation Strategy History

Root Cause / Underlying Problem History

Initial Entered Date	Underlying Problem	Closed Date
10/24/2006	Existing management has been inadequate.	
09/18/2006	Neighborhood conditions affecting occupancy/marketing.	
09/18/2006	Overbuilding/excessive vacancies in market area.	10/12/2006

Mitigation Strategy History

Initial Entered Date	Mitigation Strategy	Closed Date
09/18/2006	Refinance/attract new capital.	12/06/2006

SYSTEM DEMONSTRATION

Property Summary

Property Status / Risk Rating

Active Status: Active

Troubled Status: Potentially Troubled **OPIIS Risk Category:**

Troubled / OPIIS Risk Disagreement Reason:

OPIIS Rating was not available at the time of manual troubled status changes

Action Plan: []

DEC Status: Active

Date Assigned to DEC:

Demo Program

Closing Date:

OMHAR Mark Down to

Market Restructure Date:

Open Root Problem Cause(s)/Mitigation Strategies

Initial Entered Date	Underlying Problem
09/18/2006	Neighborhood conditions affecting occupancy/marketing.

Initial Entered Date	Recommended Mitigation Strategy
09/18/2006	Bring in new management.

EVENT NOTIFICATION

“OPIIS Risk Category has Changed”

- OPIIS interface loads a category change
- Alerts assigned Project Manager
- Alerts DEC, if open referral exits

Troubled or OPIIS Related Reports

- Troubled Status / OPIIS Risk Category
Property List Report – (new)
- Root Problem Cause / Mitigation Strategy
History Report – (new)
- Troubled or OPIIS Risk / No Root Problem
Cause or Mitigation Strategy Report – (new)
- REMS and OPIIS Status Discrepancy Report
– (modified)



Troubled Status / OPIIS Risk Category Property List Report

Total Properties 614

Run Date: 11/06/2006

Property Name 1330 7th Street Apartments

Property ID 800003741

Primary FHA/Contract Number 00098041

Owner Name

Management Agent Name

Project Manager ISABELLA CABBAGESTALK

EC Analyst JANICE WHITE

Troubled Status Potentially Troubled

OPIIS Risk Category High

EC Status Closed

Last Status Changed Date 12/05/2005

OPIIS Risk Category Change Date 07/08/2006

Troubled/OPIIS Risk Disagreement Reason test this comment, test this comment

Root Problem Cause

Initial Entered Date	Underlying Problem	Closed Date
09/29/2006	Neighborhood conditions affecting occupancy/marketing.	

Mitigation Strategy

Initial Entered Date	Recommended Mitigation Strategy	Closed Date
09/29/2006	Bring in new management.	
09/26/2006	Refinance/attract new capital.	
09/26/2006	Encourage new ownership.	
09/26/2006	Elicit city intervention.	
09/25/2006	Begin enforcement action.	02/28/2007

Problem Statement

Date	Updated By	Role
02/02/2005	ISABELLA CABBAGESTALK	Project Manager

Risk rating was changed to troubled per email instructions from J.Shanley dated 1/13/2004. Project is currently undergoing substantial rehab.

Replaces the old “Troubled Project Report” ¹⁷



Root Problem Cause / Mitigation Strategy History Report

Total Properties 2

Run Date: 11/06/2006

Property Name 1330 7th Street Apartments

Property ID 800003741

Primary FHA/Contract Number 00098041

Owner Name

Management Agent Name

Project Manager ISABELLA M CABBAGESTALK

EC Analyst JANICE WHITE

Troubled Status Potentially Troubled

OPIIS Risk Category High

EC Status Closed

Last Status Update Date 12/05/2005

Risk Category Change Date 07/08/2006

Troubled/OPIIS Risk Disagreement Reason test this comment, test this comment

Root Problem Cause

Initial Entered Date	Underlying Problem	Closed Date
09/29/2006	Neighborhood conditions affecting	
09/25/2006	Local economy has deteriorated.	09/26/2006

Mitigation Strategy

Initial Entered Date	Recommended Mitigation Strategy	Closed Date
09/29/2006	Bring in new management.	
09/25/2006	Elicit city intervention.	09/25/2006

Displays history of BOTH Open and
“Closed”



Troubled or OPHS Risk / No Root Problem Cause or Mitigation Strategy Report

Total Properties 612

Run Date: 11/06/2006

Property Name ABUNDANT LIFE TOWERS II

Property ID 800009080

Primary FHA/Contract Number 052EH116

Owner Name

Management Agent Name

Project Manager INDIA M JOHNSON

EC Analyst

Troubled Status Not Troubled

OPHS Risk Category Moderate

EC Status None

Last Status Change Date 01/01/1900

OPHS Risk Category Change Date 09/14/2006

Troubled/OPHS Risk Disagreement Reason test this comment, test this comment

Property Name Access

Property ID 800217999

Primary FHA/Contract Number 052HD056

Owner Name

Management Agent Name

Project Manager DEBRA A WALKER

EC Analyst SYLVIA HAMILTON

Troubled Status Not Troubled

OPHS Risk Category Moderate

EC Status Closed

Last Status Change Date 01/13/2003

OPHS Risk Category Change Date 03/25/2006

Troubled/OPHS Risk Disagreement Reason

No Underlying Problem or Mitigation Strategy¹⁹



REMS AND OPIIS STATUS DISCREPANCY REPORT



HUB: **Baltimore**

Servicing Site: **Baltimore**

Property ID	Property Name	FHA Number	Contract Number	Address	PM First Name	PM Last Name	REMS Status	Date Last Updated	Updated By	OPIIS Status	OPIIS Date Last Updated
800218063	ABERDEEN SENIOR HOUSING	052EE043	MD06S021001	901 Barnett Ln Aberdeen, MD 21001	MARVIS	HAYWARD	Troubled	10/02/06	MENA GORDON	Moderate	08/11/04
Disagreement Reason test this comment, test this comment											
800009080	ABUNDANT LIFE TOWERS II	052EH116	MD06T841006	5110 Baltimore National PIKE BALTIMORE, MD 21229	INDIA	JOHNSON	Not Troubled			Moderate	09/14/06
Disagreement Reason test this comment, test this comment											
800217999	ACCESS	052HD056	MD06Q02100	6171 Wicker Basket Court COLUMBIA, MD 21044	DEBRA	WALKER	Not Troubled	01/13/03	MARVIS S HAYWARD	Moderate	03/25/06
Disagreement Reason											
800035229	ALICE MANOR NURSING HOME	05243047		2095 ROCK ROSE AVENUE BALTIMORE, MD 21211	GREGORY	CURTIS	Not Troubled	01/12/04	GREGORY CURTIS	High	09/14/06
Disagreement Reason											
800209660	ANNAPOLIS ROADS APTS	05211060		1 EAGLEWOOD ROAD ANNAPOLIS, MD 21403	GERALD	WOLFE	Troubled	10/30/02	OLIVIA A SMITH	Low	09/25/04
Disagreement Reason											

Modified to include new reason field

Additional Changes

Residents and Neighborhoods Property Summary

"Initial Occupancy Date"

DEC Satellite Office Workload Queue -

- By Analyst**
- By Attorney**

"Assign Referral" button

Additional Changes

Project Actions

“Closed Date”

- **“AFS Letter Sent to Owner & Response Due”**
- **“Critical Data, Requested for AFS Assessment Missing”**
- **“AFS Submission (Good) Received by FASS & No Response Due”**
- **“AFS DEC Administrative Review Required”**
- **“AFS Evaluation Financial Risk”**

Contract Processing

Function/Contract Processing -

Preservation Request Contract Renewal for a Project

Select a Contract Function

MAHRA Renewal or Short-Term Renewal

MAHRA Opt-Out (Option 6)

Rent Adjustments and Rent Corrections (Contracts not yet Renewed or not yet Eligible for MAHRA)

MAHRA Amend Rent Only Rent Increases (Options 1A, 1B, 2, 4, 5A and 5B)

Report - Modification

Management Plan Report for Substandard MF Properties (unrepaired) Score between 0 - 59

Management Plan Report For Substandard MF Properties, Score between 0 and 59

RELEASED DATE BETWEEN 1/1/2005 AND 6/1/2005

HUB Columbus Servicing Site Cleveland

Property Manager ROBERT MCCOLLUM

Property Name PARKVIEW APARTMENTS

Active Contract with no Active Financing?: Yes

Property ID 800017071

Address 1802 E 13TH ST
CLEVELAND, OH 44114-3522

At least one Contract Administered by PBCA?: Yes

Inspection Date	Inspection Number	Released Date	Score	Referral Id	Referral Date	Referral Status	Date	MFH Event or DEC Action Plan Task
01/19/2005	220116	02/03/2005	23,c*					
				5	02/03/2005	Closed/Returned	07/28/2005	MFH Events Repairs Completed by Owner
							04/27/2005	DEC Tasks Owner Meeting
							04/27/2005	Request On-demand inspection from REAC
							04/27/2005	Issue HAP Compliance Letter (Notice of Violation of Contr. Docs)

For Servicing Site - Cleveland there are 2 substandard properties.

Formerly only covered scores between 31 and 59
New score between 0 and 59 – not remedied
Released inspections after 6/1/2002

HELPFUL HINTS

and

REMINDERS

Multifamily Help Desk

PHONE

1-800-767-7588

HOURS

Mon. to Fri. 9am – 8pm EST

E-MAIL

Real_Estate_MGMT@hud.gov

Broadcast Evaluation

1. The broadcast was helpful.
2. The broadcast was easy to follow.
3. Your questions were addressed.
4. The broadcast met your needs.
5. What other topics would you find beneficial for future broadcasts?
6. General comments

For responses to 1–4, please use following scale:

(A) Strongly Disagree

(B) Disagree

(C) Agree

(D) Strongly

Agree

REMS Broadcast Feedback

- Internal Users:
 - Send a Lotus Notes email to Remsbroadcast
- External Users:
 - Send an email to Remsbroadcast@hud.gov